# WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2005.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| DY Properties II, LLC | NEW OWNER | Map 81 |
| P.O. Box 1283 | | Group 15 |
| Antioch, TN 37013 | | Parcel 224 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Nashville Area Habitat for Humanity, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**DY Properties II, LLC**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being the westerly 28.5 feet of the northerly 75 feet of Lot No. 382 on the Map of McGavock, Wetmore and Others 2nd Addition to Nashville, called the "Town of McGavock" as of record in Book 21, Page 41, Register's Office for said County.

Beginning at a point in the southerly margin of Cockrill Street and the easterly margin of a 16 foot alley, said point being 170 feet westerly of the west margin of 17th Avenue North, running thence with the southerly margin of Cockrill Street North 52 degrees East 28.5 feet to a point, thence South 38 degrees East 75 feet to the north margin of an alley, thence with the north margin of said alley 28.5 feet to the easterly margin of an alley, thence with said alley North 38 degrees West 75 feet to the point of beginning. All in accordance with the survey and plat by Norris H. Rickerson, August 20, 1945.

Being the same property conveyed to Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, by Quitclaim Deed from Shirley Bean Jones and Jimmy Lee Bean, of record in Instrument 20051014-0124207, said Register's Office. See also deeds of record in Instrument 200004250041024; Book 7931, Page 340; and Book 6316, Page 179, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( X )

This is Improved ( ) property, known as 1709 Cockrill St., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of November, 2005.

Nashville Area Habitat for Humanity, Inc.

BY: Chris McCarthy, Chief Executive

Davidson County DEEDWARR
Recvd: 12/01/05 12:45 2 pgs
Fees:13.00 Taxes:9.25

20051201-0144482

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris McCarthy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Executive respectively of Nashville Area Habitat for Humanity, Inc., the within named bargainer, and that he as such Chief Executive, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Nashville Area Habitat for Humanity, Inc., by the said Chris McCarthy as such Chief Executive.

Witness my hand and official seal at office at Nashville, TN., on this the 30th day of November, 2005.

My Commission Expires: 01/24/09

Notary Public

